

LEGEND

EXIST. INDICATES EXISTING
U.E. INDICATES UTILITY EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT
W.S.E. INDICATES WATER AND SEWER EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
E.E. INDICATES ELECTRICAL EASEMENT
B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
⊙ INDICATES PROPOSED STREET LIGHT
* INDICATES EXISTING STREET LIGHT
— INDICATES STREET NAME CHANGE
F.N. INDICATES FILE NUMBER
S.N. INDICATES SEE NOTE
VOL. INDICATES VOLUME
PG. INDICATES PAGE
P.O.B. INDICATES POINT OF BEGINNING
T.B.M. INDICATES TEMPORARY BENCHMARK
R.O.W. INDICATES RIGHT-OF-WAY

LOT 9

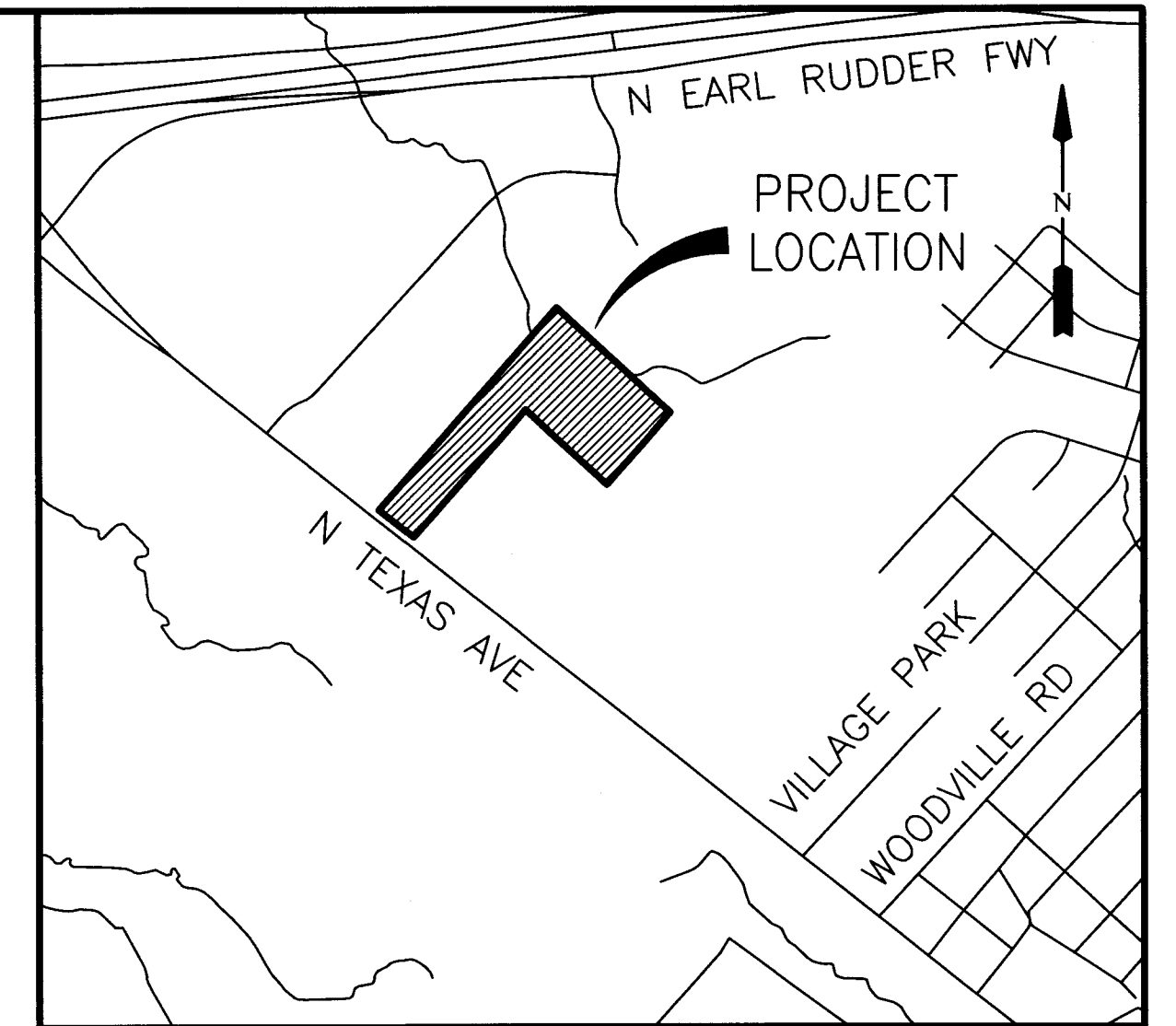
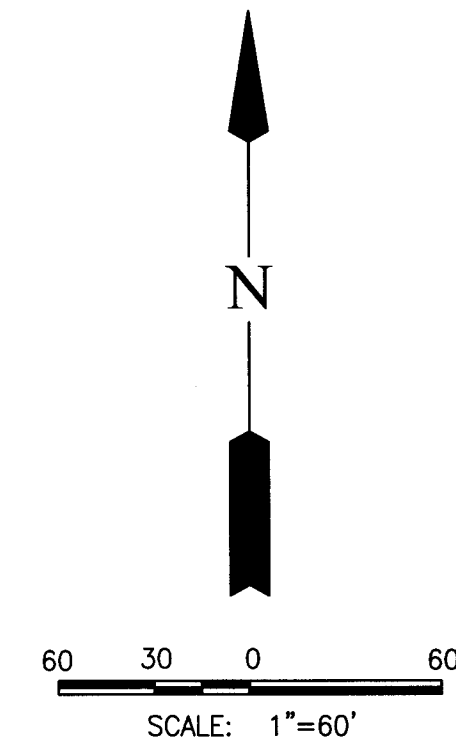
LOT 8

REMAINDER
OF LOT 6

REMAINDER
OF LOT 5

LOT 6
LOT 5

RESERVE "A"
(RESTRICTED TO DETENTION)
2.271 ACRES 98,907 SQ.FT.



VICINITY MAP
SCALE: 1"= 1,000'

FINAL PLAT OF
OAKWOOD FOREST
SECTION 1

A SUBDIVISION OF 16.500 ACRES OF LAND SITUATED IN THE
A. C. H. & B. SURVEY, ABSTRACT 403,
BRAZOS COUNTY, TEXAS

106 LOTS 1 RESERVE (2.271 ACRES) 1 BLOCK
SEPTEMBER 27, 2016 JOB NO. 2284-4001-310

OWNERS:

CAMILLO PROPERTIES, LTD.,
A TEXAS LIMITED PARTNERSHIP
BLAKE ROBERTS, HEAD OF CONSTRUCTION AND PURCHASING
16677 W. AIRPORT RD. SUGAR LAND, TEXAS 77498
PH. (832) 500-0253

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386
T.B.P.L.S. Firm No. 10110501

STATE OF TEXAS
COUNTY OF BRAZOS

WE, CAMILLO PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BLAKE ROBERTS, HEAD OF CONSTRUCTION AND PURCHASING, BEING AN OFFICER OF CAMILLO PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 16.500 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OAKWOOD FOREST SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, THE CAMILLO PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BLAKE ROBERTS, ITS HEAD OF CONSTRUCTION AND PURCHASING, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2016.

CAMILLO PORPERTIES LTD., A TEXAS LIMITED PARTNERSHIP

BY: _____
BLAKE ROBERTS, HEAD OF CONSTRUCTION AND PURCHASING

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE ROBERTS, HEAD OF CONSTRUCTION AND PURCHASING OF CAMILLO PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, BRAD KERR, REGISTERED PUBLIC SURVEYOR NO. 4502, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND .

BRAD KERR, R.P.L.S. NO. 4502

I, _____, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON _____ DAY OF _____, 2016.

CITY PLANNER
BRYAN, TEXAS

I, _____, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON _____ DAY OF _____, 2016.

CITY ENGINEER
BRYAN, TEXAS

I, _____, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2016 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2016 BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION
BRYAN, TEXAS

I, _____, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES AND AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2016, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

COUNTY CLERK
BRAZOS, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF LOTS 5-7, SALADINER SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 125, PAGE 61 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND (N: 10246088.00, E: 3531491.16) ON THE SOUTHWEST LINE OF LOT 1, BLOCK 'A', BRYAN RECREATIONAL COMPLEX ACCORDING TO THE PLAT RECORDED IN VOLUME 907, PAGE 371 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON PIPE FOUND MARKING THE NORTH CORNER OF SAID LOT 7 AND THE EAST CORNER OF LOT 8 OF SAID SALADINER SUBDIVISION, COORDINATES AND BEARING SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-5 (N: 10247804.931, E: 3535993.094) AND AS ESTABLISHED BY GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES, TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011364879080 (CALCULATED USING GED0012A);

THENCE: S 47° 12' 48" E ALONG THE COMMON LINE OF SAID SALADINER SUBDIVISION AND SAID BRYAN RECREATIONAL COMPLEX FOR A DISTANCE OF 875.84 FEET (PLAT CALL: S 43° 35' 00" E - 874.44 FEET, 125/61) (PLAT CALL: S 47°16'54" E - 874.67 FEET, 907/371) TO A 1/2 INCH IRON PIPE FOUND, MARKING THE EAST CORNER OF SAID LOT 5 AND THE NORTH CORNER OF THE REMAINDER OF LOT 4 OF SAID SALADINER SUBDIVISION;

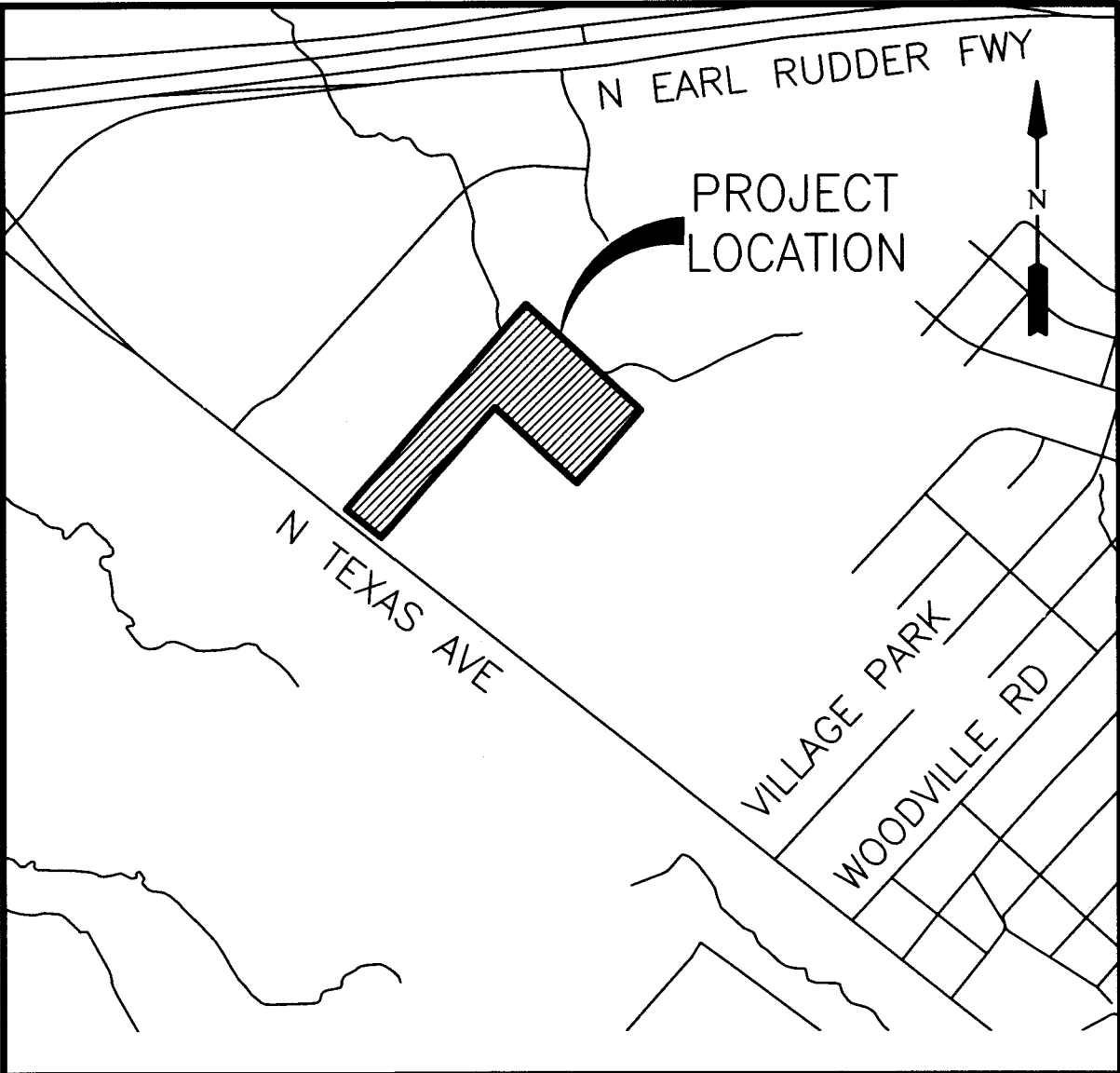
THENCE: S 41° 27' 49" W ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 FOR A DISTANCE OF 544.32 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 12' 48" W THROUGH SAID LOTS 5, 6, AND 7 FOR A DISTANCE OF 624.73 FEET TO A 1/2 INCH IRON ROD SET;

THENCE: S 41° 20' 41" W CONTINUING THROUGH SAID LOT 7 FOR A DISTANCE OF 960.07 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF N. TEXAS AVENUE (100' R.O.W.) AND THE SOUTHWEST LINE OF SAID LOT 7 MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE, A POINT MARKING THE SOUTH CORNER OF SAID LOT 5 BEARS: S 51° 32' 57" E FOR A DISTANCE OF 623.40 FEET (PLAT CALL BEARING: S 48° 00' 00" E), FROM WHICH, A 1/2 INCH IRON PIPE FOUND BENT BEARS: S 41° 27' 49" W FOR A DISTANCE OF 0.59 FEET AND A 1/2 INCH IRON ROD FOUND MARKING THE ORIGINAL SOUTH CORNER OF SAID LOT 4 BEARS: S 51° 32' 57" E FOR A DISTANCE OF 302.18 FEET (PLAT CALL: S 48° 00' 00" E - 301.67 FEET;

THENCE: N 51° 32' 57" W ALONG THE NORTHEAST LINE OF N. TEXAS AVENUE FOR A DISTANCE OF 250.32 FEET (PLAT CALL BEARING: N 48° 00' 00" W) TO A POINT MARKING THE WEST CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF SAID LOT 8, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BENT BEARS: S 41° 20' 41" W FOR A DISTANCE OF 0.77 FEET AND A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 9 OF SAID SALADINER SUBDIVISION BEARS: N 51° 32' 57" W FOR A DISTANCE OF 592.48 FEET (PLAT CALL: N 48° 00' 00" W - 586.67 FEET);

THENCE: N 41° 20' 41" E ALONG THE COMMON LINE OF SAID LOTS 7 AND 8 FOR A DISTANCE OF 1523.35 FEET (PLAT CALL DISTANCE: 1524.72 FEET) TO THE POINT OF BEGINNING CONTAINING 16.50 ACRES OF LAND



VICINITY MAP
SCALE: 1"= 1,500'

KEY MAP NO. 652E

FINAL PLAT OF OAKWOOD FOREST SECTION 1

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BRAZOS COUNTY, TEXAS

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